114.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,261,300 / 1,261,300
					USE VALUE:	1,261,300 / 1,261,300
					ASSESSED:	1,261,300 / 1,261,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECK WILLIAM R JR &
Owner 2:	CHANG YU-HUI
Owner 3:	
Street 1:	207 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	207 MOUNTAIN AVENUE LLC -
Owner 2:	-
Street 1:	216 BROADWAY
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02139

NARRATIVE DESCRIPTION

This parcel contains .206 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 3304 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8978.000	774,200	4,600	482,500	1,261,300
Total Card	0.206	774,200	4,600	482,500	1,261,300
Total Parcel	0.206	774,200	4,600	482,500	1,261,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.75 | /Parcel: 381.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72913

GIS Ref

GIS Ref

Insp Date 05/25/16

!8846!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	774,200	4600	8,978.	482,500	1,261,300		Year end	12/23/2021
2021	101	FV	751,400	4600	8,978.	482,500	1,238,500		Year End Roll	12/10/2020
2020	101	FV	751,500	4600	8,978.	482,500	1,238,600	1,238,600	Year End Roll	12/18/2019
2019	101	FV	575,500	4600	8,978.	489,400	1,069,500	1,069,500	Year End Roll	1/3/2019
2018	101	FV	575,500	4600	8,978.	365,400	945,500	945,500	Year End Roll	12/20/2017
2017	101	FV	575,500	4600	8,978.	330,900	911,000	911,000	Year End Roll	1/3/2017
2016	101	FV	202,500	4600	8,978.	317,100	524,200	524,200	Year End	1/4/2016
2015	101	FV	197,400	4600	8,978.	268,800	470,800	470,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:01:57

LAST REV

Date	Time
10/18/16	12:20:11
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8846

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
207 MOUNTAIN AV	67678-343		7/25/2016		1,075,000	No	No		
HAWKINS JOHN A,	66030-208		9/3/2015	Change>Sale	490,000	No	No		
	14777-555		11/1/1982		99,000	No	No		Y

USER DEFINED

Prior Id # 1:	72913
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2015	1427	Addition	200,000		9/25/2016			Build 2 car garage

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2016	Permit Visit	PT	Paul T
5/25/2016	Measured	PT	Paul T
12/17/2008	Meas/Inspect	189	PATRIOT
3/28/2000	Inspected	263	PATRIOT
2/7/2000	Measured	197	PATRIOT
8/30/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8978		Sq. Ft.	Site		0	70.	0.77	5									482,538						482,500	

Total AC/HA:	0.20611	Total SF/SM:	8978	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	482,538	Spl Credit		Total:	482,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1926	Eff Yr Blt:	2015
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.96779656
Const Adj.:	0.98990101
Adj $ / SQ:	124.543
Other Features:	124158
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	777343
Depreciation:	3109
Depreciated Total:	774234

COMMENTS

OF=TOILET & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	3	HB	

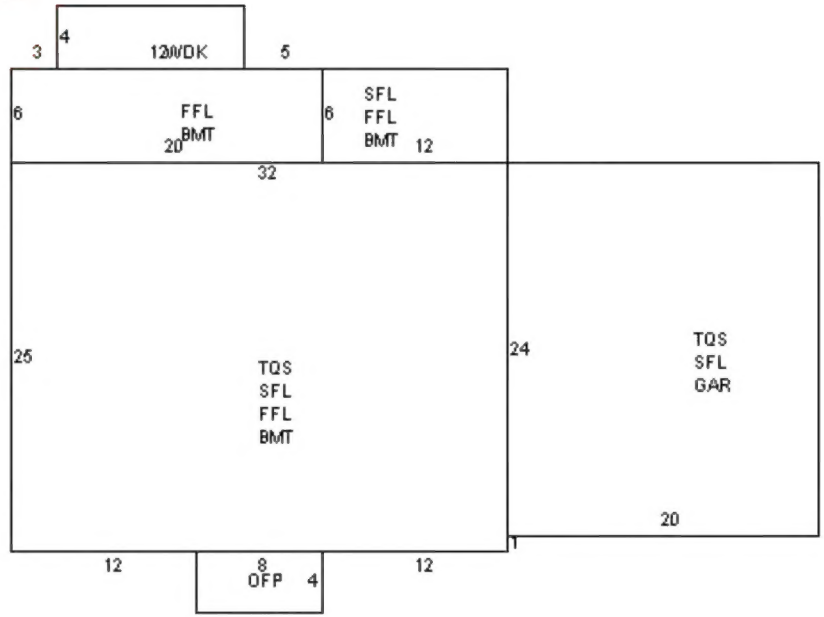
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.64
Special Features:	0	Val/Su Net:	159.43
Final Total:	774200	Val/Su SzAd	234.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,352	124.540	168,382
BMT	Basement	992	37.360	37,064
FFL	First Floor	992	124.540	123,547
TQS	3/4 Story	960	124.540	119,561
GAR	Garage	480	20.000	9,602
WDK	Deck	48	15.840	760
OFP	Open Porch	32	43.560	1,394
	Net Sketched Area:	4,856	Total:	460,310
Size Ad	3304	Gross Area	5176	FinArea 3304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1930	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc